



ANNEXATION & REZONING APPLICATION

File#: _____

TO: The Mayor and Council

The undersigned hereby respectfully requests that the City of Fayetteville Zoning Map be amended as described below:

1. This is a request for:

- ☐ Rezoning/Zoning Map Amendment ☐ Annexation/Zoning Designation
Rezoning Fees \$750.00 **Annexation Fees \$1,000.00**

ALL LEGAL FEES ASSOCIATED WITH THESE ZONING ACTIONS AND DEVELOPMENT AGREEMENTS WILL BE THE RESPONSIBILITY OF THE APPLICANT ALONG WITH THE REQUIRED APPLICATION FEES.

2. Give exact information to locate the property for which you propose a change:

Tax District Number: _____, Tax Map Number: _____,

Parcel Number(s): _____, Size of subject property: _____ Acres

3. How is the property presently zoned? (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Single Family Residential (R-15) | <input type="checkbox"/> Medical Office (MO) |
| <input type="checkbox"/> Single Family Residential (R-22) | <input type="checkbox"/> Office & Institutional (OI) |
| <input type="checkbox"/> Single Family Residential (R-30) | <input type="checkbox"/> Office & Institutional (OI) |
| <input type="checkbox"/> Single Family Residential (R-40) | <input type="checkbox"/> Downtown Commercial (C-1) |
| <input type="checkbox"/> Single Family Residential (R-70) | <input type="checkbox"/> Community Commercial (C-2) |
| <input type="checkbox"/> One & Two Family Res. (DR 15) | <input type="checkbox"/> Highway Commercial (C-3) |
| <input type="checkbox"/> Multifamily Res. (RMF-15) | <input type="checkbox"/> High Intensity Commercial (C-4) |
| <input type="checkbox"/> Res. Townhouse Condo. (R-THC) | <input type="checkbox"/> Business Park (BP) |
| <input type="checkbox"/> Mobile Home Park (MHP) | <input type="checkbox"/> Light Manufacturing (M-1) |
| <input type="checkbox"/> Heavy Manufacturing (M-2) | <input type="checkbox"/> Planned Committee District (PCD) |
| <input type="checkbox"/> Residential Professional (R-P) | |

4. What new zoning do you propose for this property? _____

(Under item 8, explain your reason(s) for your rezoning request)

5. Do you own all of the property proposed for this zoning change? ☐ Yes ☐ No
If no, then each property owner must sign an individual application.

- ◆ *Applications will not be considered complete until all items have been supplied. Incomplete applications will NOT be placed on the Planning & Zoning Commission agenda and will be returned to the applicant.*
- ◆ *All items must be reviewed and approved by Staff & must be in compliance with current City Ordinances.*
- ◆ *The City shall have five business days in order check applications for completeness.*

6. Is this property subject to an Overlay District? Check those that may apply:
- () Corridor Overlay District () Main Street District
 () Historic Preservation District () Ground Water Recharge Area
 () Watershed Protection
7. Intent of Rezoning / Annexation Request: (Detailed Description of Development)
 (Attach a separate sheet if necessary)

Staff's Signature: _____ Date: _____

Notary Public: _____

Signature of Applicant: _____

Printed Name: _____ Telephone Number: _____

Address: _____

Agent:/Owner

(Name/Address/Telephone/E-mail): _____

NOTE: The Planning & Zoning Department will provide a Posting Notice to the Applicant, or the Applicant's Agent, who will be responsible for posting the notice on the affected property in accordance with the CITY OF FAYETTEVILLE POSTING NOTICE REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATIONS

The Completed application will be reviewed first by the Planning & Zoning Commission at a regularly scheduled work session, followed by review at a regularly scheduled voting meeting. After the application has been voted on and recommended to Council, undergo two readings of Council.

Contact the Planning & Zoning Department for applicable fees (ph: 770-461-6029)

FOR PLANNING & ZONING DEPT. USE ONLY

File No. _____ Posting Notice Issue Date: _____

Amount Received: _____ Receipt No. _____

P&Z Work Session: _____ P&Z Meeting: _____

City Council 1st Reading: _____ City Council 2nd Reading: _____

Date Completed Application Was Received: _____

(Official Date Stamp)

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APPLICATION/CHECKLIST

*All items must be submitted by 12:00 noon on the day of the deadline. Return this APPLICATION/CHECKLIST with submittal. Incomplete submittals **will not be reviewed**.*

☒ **Eight (8) black line copies of the development site plan and elevations for departmental review.** To include:

- Vicinity map showing project location, north arrow, graphic scale & date
- Property boundary lines, with bearings & distances
- Existing roads, streets, highways, & respective r-o-w widths on or adjacent to property
- Existing drainage ditches, canals, water courses, and drainage easements on or adjacent to the property
- Existing buildings, structures, and facilities on development property and adjacent property
- All existing utility lines on or adjacent to the property
- Adjacent property land uses, zoning and property owner names
- A complete legal description of property

☒ **Ten (10) 11"x 17" copies of the site plan & elevations for Commission review.**

- ☒ TIFF of JPEG file of site plan & elevations
- ☒ Narrative describing nature & scope of project
- ☐ Wetlands boundary determination & certification (USACofE)
- ☐ Topographic Survey, drainage plan and stormwater runoff calculations
- ☐ Grading & utility plan, including:
 - Final design & layout of underground electric, telephone, gas & cable TV utility lines
- ☐ CAD/GIS Data Submission Standards
- ☐ Soil erosion & sediment control plan, including:

- Detail sheets for soil erosion & sediment control facilities,
- ☐ Storm water management facilities and utility profiles
- ☐ Stormwater Management Plan, showing downstream impact & final disposition of water
- ☐ Tree Protection Plan (TPP) including:
 - Tree survey & identified trees requested for removal
 - Tree protection zones and proposed tree protection methods
 - Tree planting & replacement plan
 - Name, registration & contact info for responsible professional
- ☐ Lighting Plan, conforming to the provisions of Sec. 94-322
- ☐ Existing & proposed fire hydrant locations
- ☐ Proposed access to existing roads, circulation routes, parking space layout & dimensions
- ☐ Proposed setbacks, buffers, open spaces areas & landscaped areas
- ☐ Final water supply & sewage disposal plans
- ☐ Letters of capability & commitment to serve water, sewer, electric, telephone, & cable TV from the affected agencies
- ☐ DNR permits & approvals
- ☐ DOT encroachment permit
- ☐ Fire safety standards approval by Fire Official
- ☐ Mainstreet Director's certification of compliance (for projects within Mainstreet District)
- ☐ Other applicable agency permits or approvals listed below:

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